

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – August 18, 2010

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, August 18, 2010 at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

Present: Dave Gordon, Dave Johnson, Larry Smith, Nick Caprioli, Dick Rodenbach, Matt Connell Atty. Tim McManus, Engineer Chris McDermott, David Albright (Township Manager). and Cathy Martinelli (Office Manager)

Absent: Sherry Harding

The **Pledge of Allegiance** to the Flag was led by Dave Johnson

Minutes. On motion made by Dick Rodenbach, seconded by Nick Caprioli, it was voted to approve the minutes of May 19, 2010 meeting, as distributed. (6-0) (Note: June 16th and July 21st meetings were cancelled)

Submittals:

Kloiber, Van & GERALYN (Lot Line Adjustment) Robert Beers. In for acceptance. Bob Beers was present on behalf of this plan. He had asked the Commission if the future access located on the Birch Brier Estate plan directly across from Sunset Road in Sun Valley should have a connection. It was the consensus of the Commission that there should be an easement access shown on the plan. Engineer McDermott said everything is in order for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (6-0) (Plan date 12-01-09) **(90-day review ends 11/18/10)**

Herfurth, Louis & Carol (Minor Subdivision) Effort Associates. In for acceptance and review. Mike Lalli was present on behalf of this plan. This plan is mainly in Polk Township, with their Planning Commission and Board of Supervisors approving this plan. This is a courtesy review, since a very little portion is in Chestnuthill Township. Engineer McDermott said everything is in order for acceptance. On motion made by Dave Johnson, seconded by Matt Connell it was voted to accept this plan. (6-0) A waiver was requested “To waive all applicable sections of the SALDO to the extent necessary to approve the plan which has already been approved by the Polk Township Supervisors.” Engineer McDermott recommended this waiver be approved. On motion made by Dave Johnson, seconded by Matt Connell it was voted to recommend approval of this waiver request. (6-0) Engineer McDermott’s comment letter dated August 9, 2010 was reviewed. Engineer McDermott recommended approval of this plan. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to recommend approval of this plan. (6-0) (Plan date 4/2008) **(90-day review ends 11/18/10)**

Plan Review:

Christman, Mary Estate (formerly Hottenstein, Ester Estate) (Minor Subdivision) Frank Smith was present on behalf of this plan. Engineer McDermott's comment letter dated August 9, 2010 was reviewed. The Zoning Officer needs to be consulted regarding a wetland study on the plan. Zoning Section (119-35.B) permits the zoning officer to apply discretion regarding necessity of wetland studies. On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 8/9/10, discussion with the Zoning Officer determining if a wetland study will be required and Planning Module approval. (6-0)(Plan date 10/17/06) (Rev. 1/8/07, 2/2/07, 3/2/10, 7/8/10)(**open ended waiver 1/26/07**)

Regency Plaza. (Preliminary Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to table this plan tonight. (6-0)(Plan date 3/2/09)(Accepted 3/18/09) (**open ended waiver 5/20/09**) (Rev. 8/4/09, 10/5/09)

Murphy, Neal & Shirley (Minor Subdivision) Robert Beers. A letter has been received from Mr. Beers requesting to withdraw the Neal & Shirley Murphy plan. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to withdraw this plan. (6-0)

Sketch Plan.

Pleasant Valley Assembly of God. (Sketch Plan) Niclaus Engineering. Glen Eby was present on behalf of this plan. The applicant owns a 22.2 acre tract of land which consists of 3 individual tax parcels and is proposing to add a multipurpose room (75,000 s.f.) to an existing one-story frame church and revise the existing parking lot to be expanded to provide 71 parking spaces. Additional improvements will include a new sewage disposal bed and a reserve area, and stormwater management facilities. A brief discussion ensued and it was noted the Commission would like to see access to the property from Weir Lake road. It was also discussed that if this is the plan they would like to pursue, they should withdraw the existing plan before the Supervisors.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be Signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to adjourn at 7:50 p.m. (6-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary